Newport Residents Association Inc.

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The Chief Executive Officer and Councillors
Northern Beaches Council
PO Box 1336,
Dee Why, NSW 2099

Submission on the Draft Comprehensive Northern Beaches Local Environmental Plan (LEP) and Draft Development Control Plan (DCP)

Thank you for the opportunity to comment on these draft documents.

Our major concern is the absence of a copy of the Newport Masterplan in either the draft LEP or draft DCP. We note under Part 5 Site Specific Controls in the draft DCP under section 5B.10 Newport Local Centre that the Newport Masterplan informed the draft and is referenced a number of times.
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We acknowledge that we have been advised that the Newport Masterplan has been relocated to elsewhere on the council website however we request most strongly that the Newport Masterplan is noted as a separate Appendix to the DCP as in the Pittwater DCP or most preferably is included in the LEP as an Appendix to give its provisions more legal weight.

The Newport Masterplan is a comprehensive document outlining in detail the principles, design objectives, and controls for development to revitalise and realise the vision for the Newport Local Centre.

The importance of the Newport Masterplan is demonstrated by the Council resolution on 19 May 2026 to "endorse retention of the Newport Masterplan as the overarching strategic framework to guide future planning of the Newport village commercial centre". On this basis alone we are requesting that the Newport Masterplan continues to be an Appendix to either the DCP, as before, or more preferably an Appendix to the LEP.

With regard to the LEP we also request the following amendments;

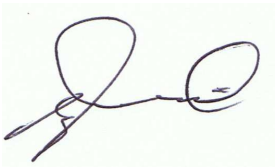
1. Please exclude the Newport Local Centre from Clause 4.3 Height of buildings and corresponding Map to align with the Newport Masterplan and Pittwater DCP.

2. We request the removal of the Newport Local Centre from Schedule 1 Additional permitted uses Section 2 Housing Diversity Areas that permit hostels and boarding houses, subject to minimum lot size, within 400 metres of such areas as both are prohibited in the R2 zone in the current Pittwater LEP.

With regard to the Newport Local character statement under Part 2 – Local Character Statements in the DCP we believe there are a number of minor changes/corrections required and we attach a copy of the Newport Character statement with our changes noted in red.

Similar to our request that the Newport Masterplan be included in the LEP we believe that the Local Character Statements should also be located in the LEP.

Yours sincerely,



Gavin Butler
President

Part2 Local character statements
29. Newport Locality

Description and Character

Positioned between Newport Beach and the Pittwater foreshore, Newport is defined by its relaxed coastal village atmosphere, where natural beauty meets a diverse and evolving built environment. Its character is shaped by panoramic views, leafy streetscapes, a vibrant commercial core, and strong ties to water-based recreation and lifestyle.

Location and landscape

Newport's terrain includes steep vegetated slopes to the north & south that enclose the central valley and provide wide views from higher ground. Newport Beach and its headlands define the eastern edge, while the western edge maintains strong links to Pittwater's foreshore and boating activities.

The locality has rich tree and vegetation coverage, including angophora-dominated slopes, coastal heath, and pockets of rainforest, mangroves and dune ecosystems, supporting biodiversity and reinforcing the bushland character.

Areas of Newport are subject to environmental hazards, such as bushfire, landslip, flooding, coastal bluff and beach erosion, estuary wave action and tidal inundation.

Urban and built form

The street network responds to the topography, with grid patterns near the village centre in the valley and narrower, curving streets on slopes. Barrenjoey Road is the main north-south spine, from which smaller streets branch into leafy enclaves. Pedestrian and cycle networks are limited.

Newport Beach and its foreshore parklands are key recreational natural assets, while the village centre nearby along - Barrenjoey Road and Robertson Road - offers shops, cafes, and services within a welcoming public domain. A smaller centre is located in Kalinya Street; here yacht clubs, marinas and restaurants reinforce the locality's maritime connection. Schools, a community centre, reserves, a surf lifesaving club, bowling club and sporting facilities further support local social and recreational needs.

Housing is predominantly low-density, with 1-2-storey dwellings on medium to large lots with well-tended gardens, generous front setbacks and limited or low fencing. There is some medium density housing near the commercial centre, as well as shop-top housing and small apartment buildings around Kalinya Road, Gladstone Street, Livingstone Place and Queens Parade. Architecture ranges from weatherboard cottages to contemporary homes in timber, glass, and sandstone, often with large balconies and open plan designs to maximise views and ventilation. Many Pittwater waterfront homes feature private jetties and boatsheds, reinforcing the suburb's link to water.

Indicative of early settlement, some houses and vegetation near Burke Street, Bungan Head Road, Prince Alfred Parade, Queens Parade and Myola Road are heritage listed.

Desired Future Character

Desired future character remains predominantly low-density, with 1-2-storey dwellings set below the tree line on medium to large lots. Consistent setbacks, vegetated gardens and minimal front fencing facilitate a cohesive green streetscape. Near the Newport commercial centre, a mix of dwelling types provides diverse moderate-scale housing that is consistent with established building height and scale. On sloping sites, development avoids excavation

and is stepped down to protect views and minimise site disturbance. Buildings use natural materials and muted tones that complement the leafy landscape and reduce glare.
Newport Centres -namely near the commercial centre by Barrenjoey and Robertson Roads and at Kalinya Street - are vibrant, walkable and well-integrated with surrounding neighbourhoods. They provide diverse retail, business and community uses, with accessible, green, cohesive and active street frontages. Shopfront designs and shade trees contribute to a welcoming public domain with a relaxed coastal ambience. Pedestrian and cycle access within and through the locality will be maintained and upgraded.
The water quality and ecological health of estuarine habitats, including mangroves, sea grasses and intertidal sand/mud flats, waterways and beaches are safeguarded through careful stormwater and erosion management. Public access to and along the foreshores and navigation integrity is protected and should be enabled and enhanced in future development.
Heritage items of significance, notably along Bungan Head Road, Beaconsfield Street, Queens Parade and Myola Road, are conserved with new development respecting Newport's established character. All development is guided by environmental constraints and integrates resilient design to minimise vulnerability to natural hazards.
Note: Site-specific controls apply in the DCP for:

- *Newport local centre see 5B.10*
- *Crystal Bay, Pittwater see 5D.11*